

Jeffrey D. Wolgemuth Sole Proprietor
3530 Sledge Road Littleton NC 27850
Larry J. Harrup NCRF 1802 NC Broker 332600

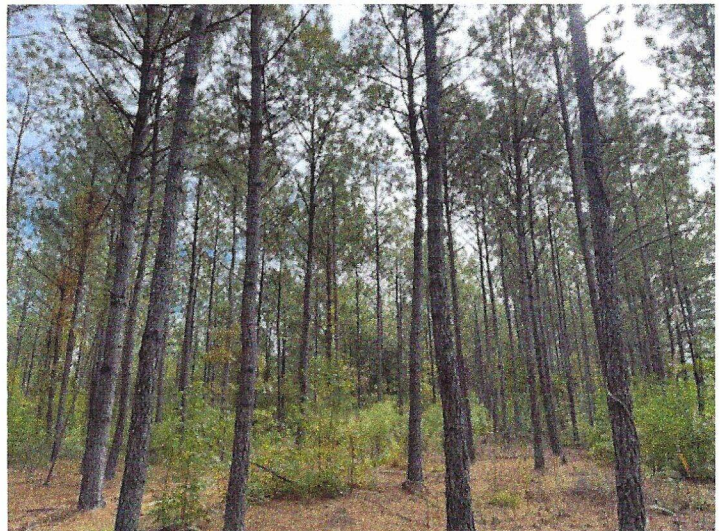
Chipley Moody Tract 3, 37.72+/- Acres
List Price \$320,750.00

This is a very nice tract of land that consists of mostly woodland located west of Henrico and just south of the N.C. V.A. state line in Northampton County North Carolina. The Northampton County parcel number for the property is 3021-96-5799 and based on a recorded survey, the property contains a total of 37.72+/- acres. This property appears to have the potential to be broken up into several more tracts to create an excellent housing development especially with such close proximity to Lake Gaston. The property could also be a timberland investment for the future or could possibly be a nice place to build a home with several acres of privacy.



The timberland consists of approximately 37+/- acres of merchantable thinned pine sawtimber and pulpwood. The soils on this property consists of Wedowee sandy loams. The timber in this area could be cut now to produce some immediate income. After harvest, the area should be site prep sprayed during the late summer months to kill all unwanted pine and hardwood natural regeneration. The cutover area should then be replanted February to mid-March the following year with genetically improved loblolly pine seedlings.

This property along with the surrounding area has an abundance of wildlife species such as whitetail deer, wild turkey, waterfowl and even black bear. The woods are fairly open so trails could be established within the property. Tree stands could be installed for deer hunting.



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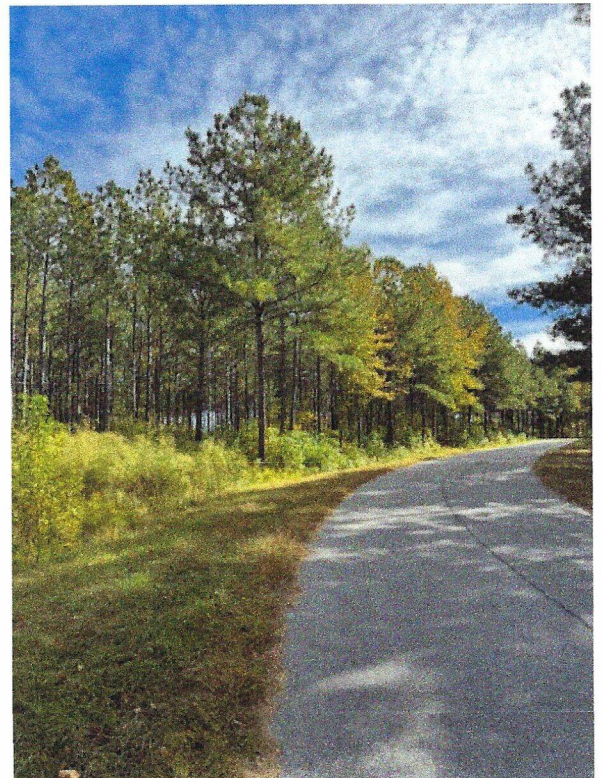
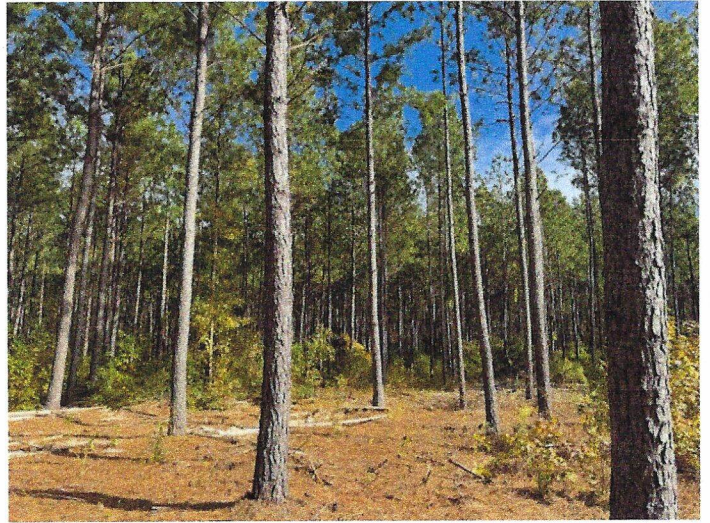
The property has approximately 2,250ft of road frontage along Honeysuckle Drive. This property is located just a few miles from a public boat landing.

The property is also located within a ten minute drive to local dining and a shopping center with a drug store, grocery store and several other local businesses. The parcel is approximately 25 minutes from Littleton, 30 minutes from Roanoke Rapids, 1hr and 45 minutes from Raleigh and 1hr and 30 minutes from Richmond.



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LISTING AGENT HAS ATTEMPTED TO OFFER ACCURATE DATA. INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. BUYERS ARE ADVISED TO CONFIRM ALL ITEMS. PLEASE CONTACT LARRY J. HARRUP AT 804-731-8468 OR JEFFREY D. WOLGEMUTH AT 252-532-9885 OUR OFFICE NUMBER IS 252-586-1116 TO ARRANGE A SHOWING OR YOU MAY PROCEED AT YOUR OWN RISK WHEN VIEWING THE PROPERTY. THANK YOU FOR YOUR INTEREST AND WE LOOK FORWARD TO HEARING FROM YOU SOON.

NOTES:
